

**APACHE ASL TRAILS
GENERAL LAND USE MAP**

Current Zoning: Mixed Use 10-15 DU/Acre

Proposed Zoning: Mixed Use 25+ DU/Acre

A. Based on a finding of consistency and conformance with the General Plan;

The proposed change in density from Medium Density to High Density is consistent with the objectives of the Land Use Element in that High Density uses already exist to the south of this site and this use complements adjacent land use character and densities. The Residential designation with a High Density designation would enable redevelopment of the most appropriate use for this interior in-fill location. A change of density to enable a high quality mixed use housing project will provide both reinvestment and redevelopment to the City. This mixed use is not only compatible with the surrounding area, it will also be beneficial to the adjacent single family homes and apartments by putting this vacant land to a thoughtfully designed productive use.

With regards to the land use element of the General plan, part of the objective of the City of Tempe is to ensure that new development will be consistent with the General Plan goals in order to implement plans that address particular geographic area needs. Keeping the Residential land use designation and only changing the projected density will facilitate a more balanced variety of land uses in this area. Infill development of this site with a new residential project will help eliminate the dust, weed and trash impacts on air quality and physical aesthetics of the area. Vacant properties with no productive use create uncertainty for area residents and downgrade property values.

Current Zoning: Mixed Use 10-15 DU/Acre

Proposed Zoning: Mixed Use 25+ DU/Acre

- A. *Identify and provide justification for the specific modification to the general development standards;*

The proposed change in density from Medium Density to High Density is consistent with the objectives of the Land Use Element in that High Density uses already exist to the south of this site and this use complements adjacent land use character and densities. The Residential designation with a High Density designation would enable redevelopment of the most appropriate use for this interior in-fill location. A change of density to enable a high quality mixed use housing project will provide both reinvestment and redevelopment to the City. This mixed use is not only compatible with the surrounding area, it will also be beneficial to the adjacent single family homes and apartments by putting this vacant land to a thoughtfully designed productive use.

With regards to the land use element of the General plan, part of the objective of the City of Tempe is to ensure that new development will be consistent with the General Plan goals in order to implement plans that address particular geographic area needs. Keeping the Residential land use designation and only changing the projected density will facilitate a more balanced variety of land uses in this area. Infill development of this site with a new residential project will help eliminate the dust, weed and trash impacts on air quality and physical aesthetics of the area. Vacant properties with no productive use create uncertainty for area residents and downgrade property values.

- B. *Explain how the PAD Overlay District accommodates, encourages, and promotes innovatively designed developments involving residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community;*

Through site and building design, this project will positively impact the community's sense of place. It is important to note that the applicant has already proven an ability to provide enhanced amenities and open spaces plus provide innovative architecture that is context sensitive with its surroundings. Although no public amenities are anticipated, this proposed project will provide for a community courtyard garden with easy access for the residents. Actual site improvements and design features will be further evaluated during later processes. The residential units will also have convenient access to all of the retail and restaurants that will be located on the first floor of the development.

By being in close proximity to the bus and future light rail transit routes along Apache Boulevard, these residents will have the benefit of being able to easily access all of downtown Tempe, recreation and entertainment amenities in the Town Lake area, commerce and employment centers as well as the freeway system from the transit system and surrounding road system.

C. Describe how the PAD Overlay District is deemed appropriate or necessary, and traditional zoning regulations are replaced by performance considerations to fulfill the objectives of the General Plan.

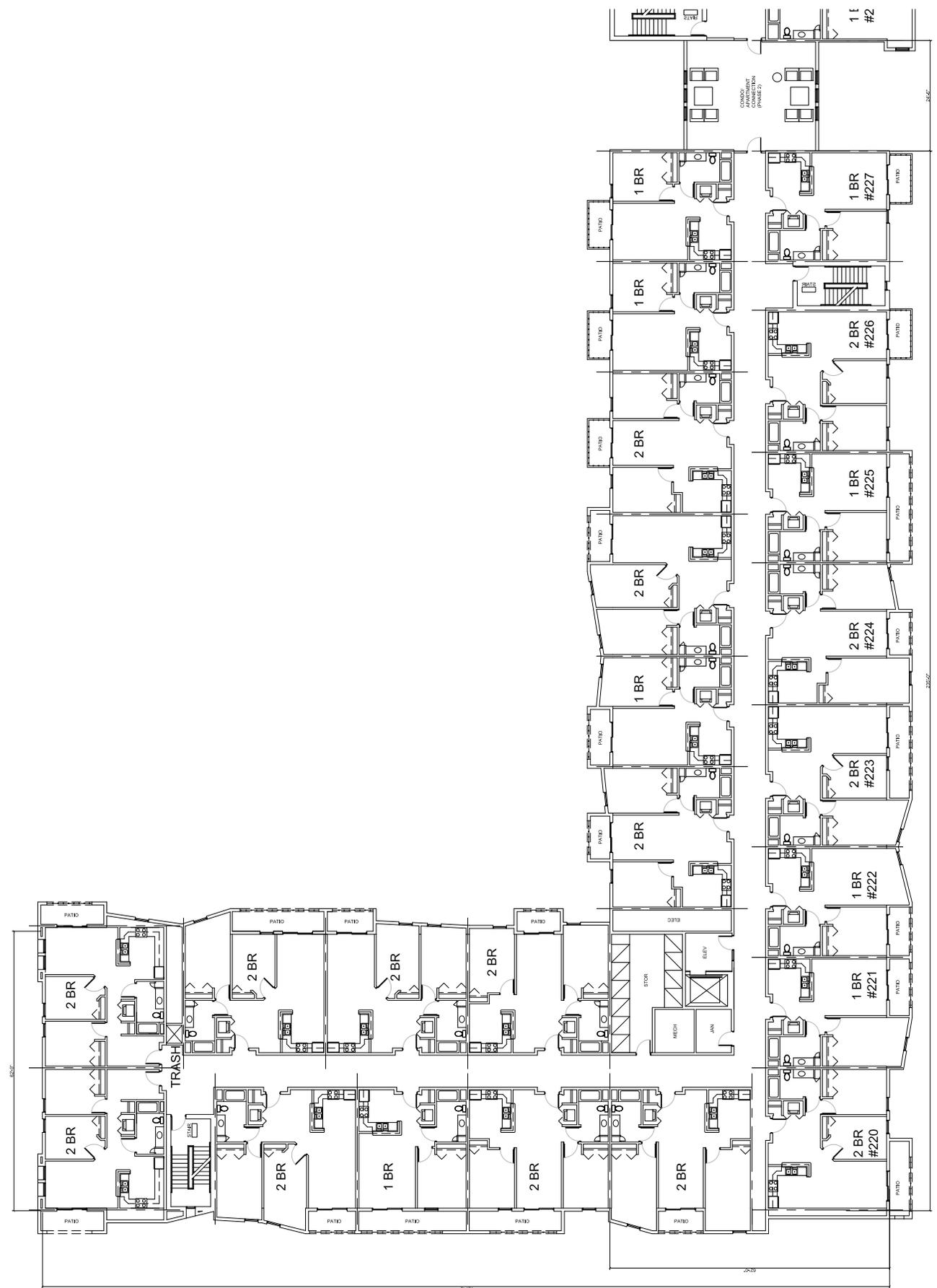
The current General Plan Land Use designation for this property is a Medium Density of 10-15 dwelling units per acre and a Commercial, Shopping, and Service District. Since the subject property is vacant, and has been for some time, the current Land Use designation has not proven itself to be supportable by the market. Based on the small size of the parcel and the uses surrounding the site, this medium density is no longer a viable land use. Therefore a zoning change to allow for a High Density of greater than 25 dwelling units per acre and a MU-4, Mixed Use District with a PAD overlay is required.

Land is at a premium in the City and careful redevelopment in the existing context is an important factor. The proposed project will eliminate a vacant, fenced property which becomes more of a blighting influence the longer it remains undeveloped despite many efforts for ongoing maintenance. The development as proposed will permanently remove this unwanted spectrum from the neighborhood and further encourage reutilization and enhancement of the general area. Shops on the Apache Boulevard will encourage foot traffic, and usage by light rail riders. Residents will be frequent users of light rail transportation, as some deaf individuals do not drive cars.

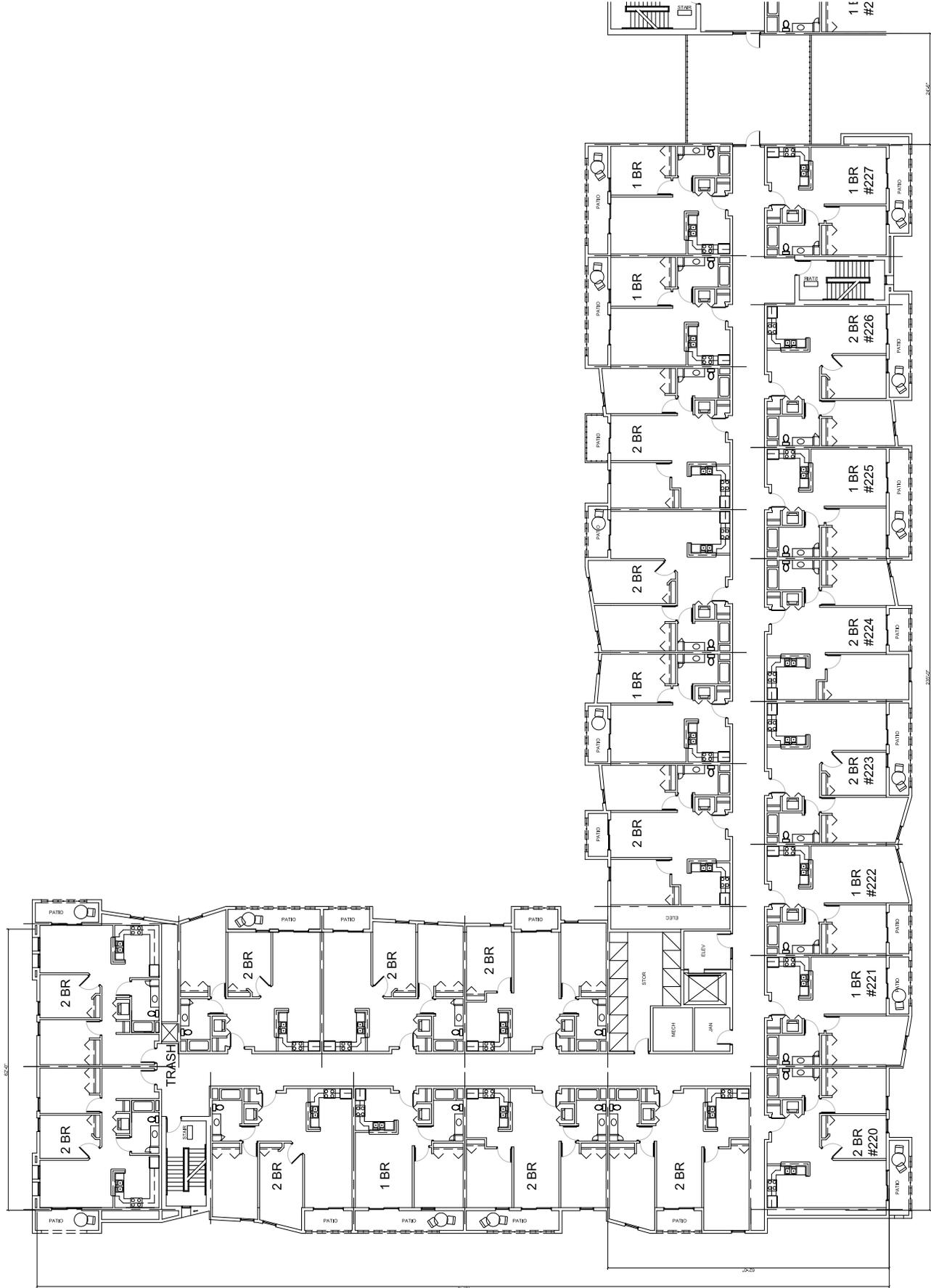
SCHEMATIC
DESIGN
SUBMITTAL
PRELIMINARY
NOT FOR CONSTRUCTION

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SECOND FLOOR
PLAN - WEST



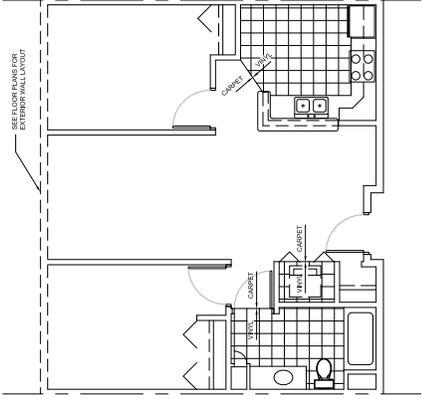
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



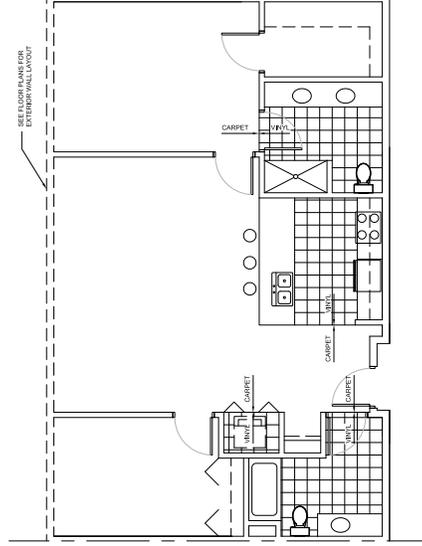
1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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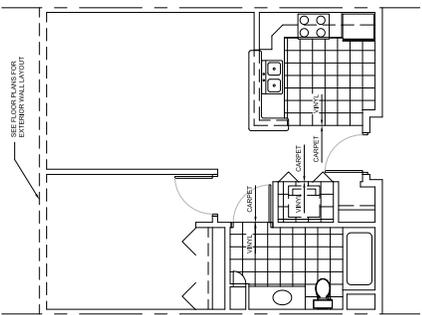
UNIT PLANS



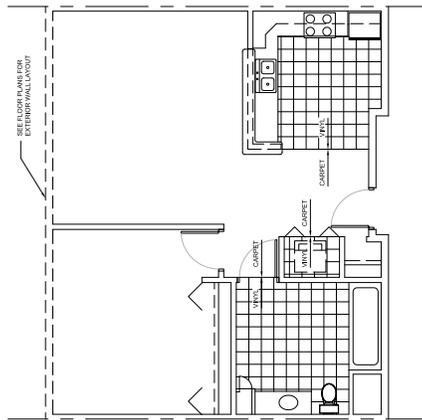
2 APARTMENT FLOOR PLAN- 2 BEDROOM
SCALE: 1/8" = 1'-0"



4 CONDOMINIUM FLOOR PLAN- 2 BEDROOM
SCALE: 1/8" = 1'-0"



1 APARTMENT FLOOR PLAN- 1 BEDROOM
SCALE: 1/8" = 1'-0"



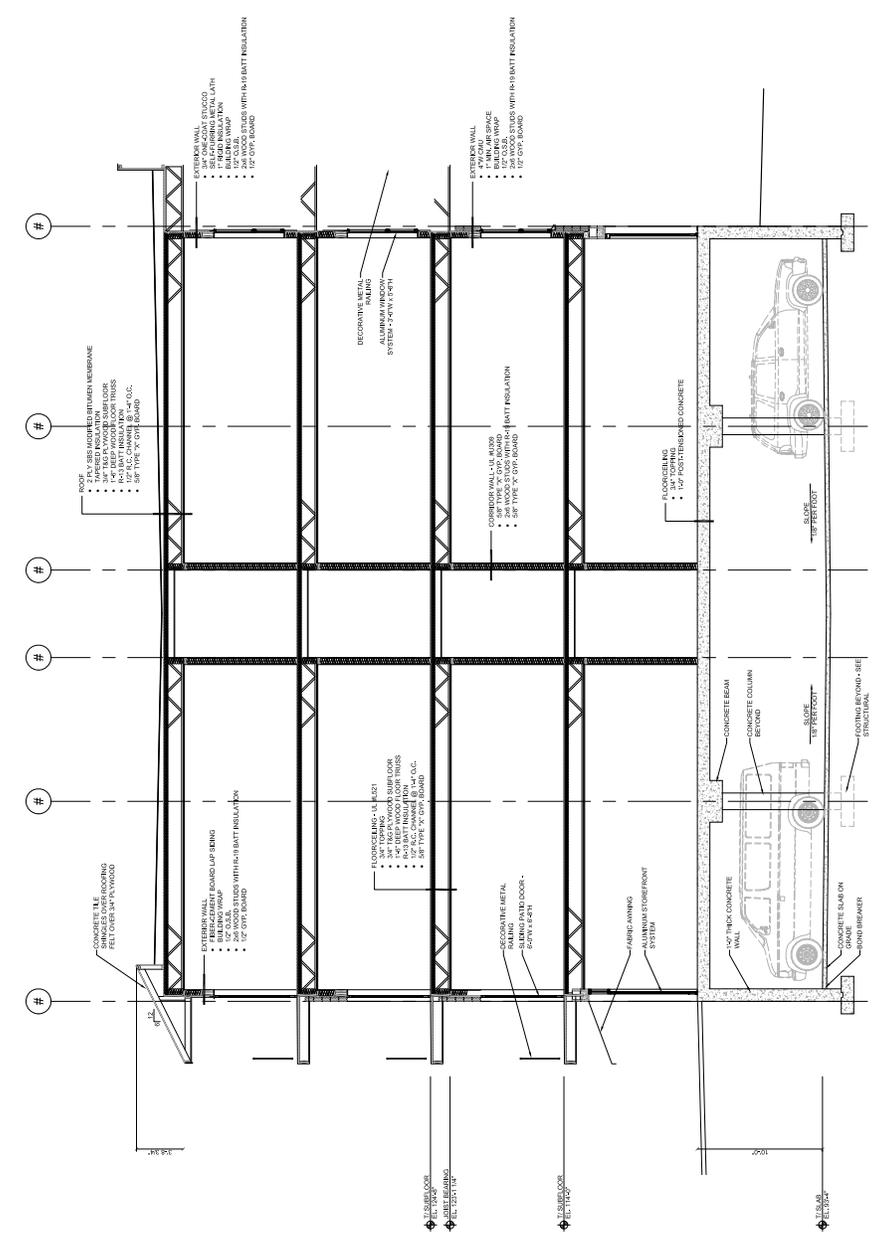
3 CONDOMINIUM FLOOR PLAN- 1 BEDROOM
SCALE: 1/8" = 1'-0"

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PROJECT NO: 02429
SHEET NO: 10
DATE: JANUARY 2, 2009
POSTDATE: 1/20/09 11:02:54 AM
BY: [Signature]

BUILDING SECTION

PART NO.
A.4.0



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



WELMAN SPERIDES WICKELBERG
ARCHITECTS

1112 W. 12TH - CHANDLER, AZ 85224
SUITE NO. 248
TUCSON, ARIZONA 85718
520.438.1775 FAX
WWW.WSMA-CP.COM WEB

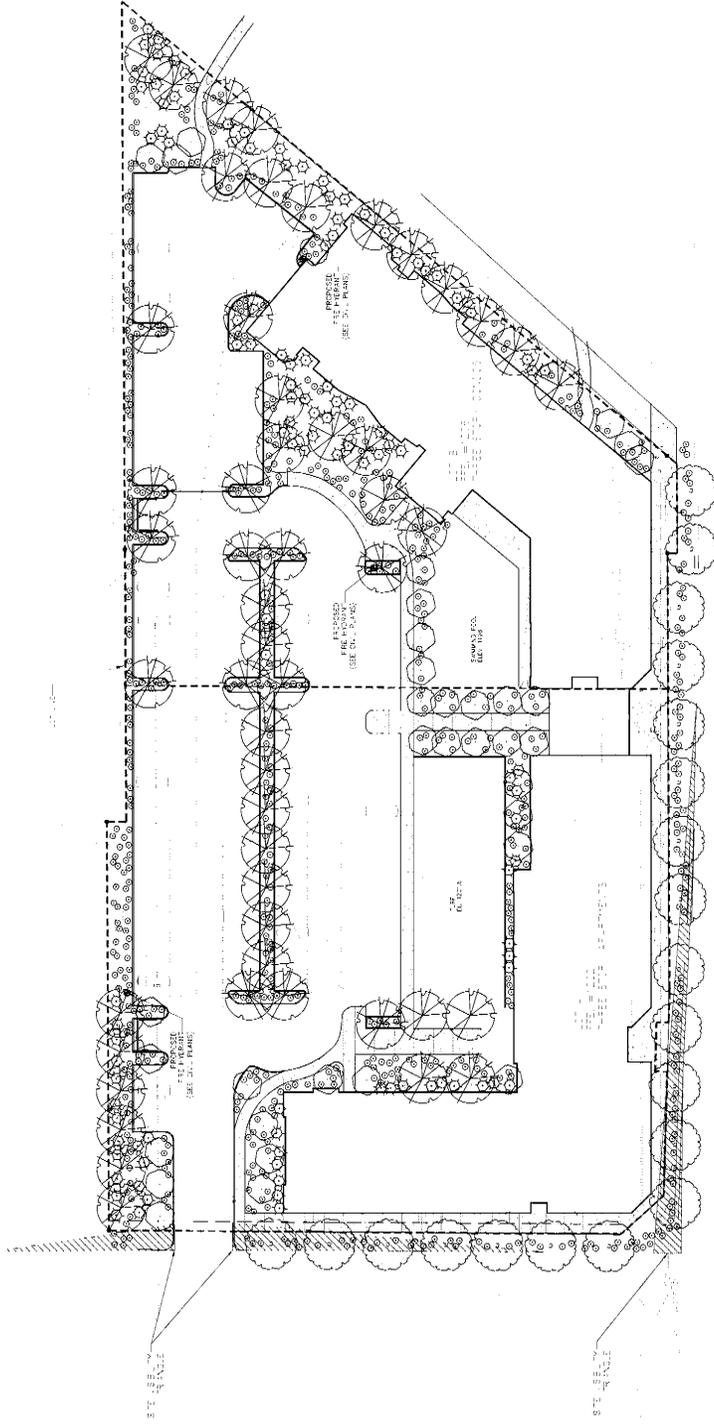
APACHE ASL TRAILS
2428 SACTAPACHE BVD.
TUMPE, ARIZONA 85281



PROJECT NO.	2017-001
DATE	08/15/17
SCALE	AS SHOWN
DESIGNER	WELMAN SPERIDES WICKELBERG ARCHITECTS
CLIENT	APACHE TRAILS
LOCATION	2428 SACTAPACHE BVD., TUMPE, AZ
PROJECT TYPE	LANDSCAPE ARCHITECTURE
DATE PLOTTED	08/15/17
PLOTTED BY	WELMAN SPERIDES WICKELBERG ARCHITECTS

PRELIMINARY
LANDSCAPE PLAN

L0.1



PLANTING SCHEDULE

PLANT	QUANTITY	SIZE
1. 1" - 2" CALIBER	100	1" - 2"
2. 2" - 4" CALIBER	50	2" - 4"
3. 4" - 6" CALIBER	20	4" - 6"
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17. 44" - 48" CALIBER	1	44" - 48"
18. 48" - 52" CALIBER	1	48" - 52"
19. 52" - 56" CALIBER	1	52" - 56"
20. 56" - 60" CALIBER	1	56" - 60"
21. 60" - 64" CALIBER	1	60" - 64"
22. 64" - 68" CALIBER	1	64" - 68"
23. 68" - 72" CALIBER	1	68" - 72"
24. 72" - 76" CALIBER	1	72" - 76"
25. 76" - 80" CALIBER	1	76" - 80"
26. 80" - 84" CALIBER	1	80" - 84"
27. 84" - 88" CALIBER	1	84" - 88"
28. 88" - 92" CALIBER	1	88" - 92"
29. 92" - 96" CALIBER	1	92" - 96"
30. 96" - 100" CALIBER	1	96" - 100"

PLANTING NOTES

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PLANTING SCHEDULE

PLANT	QUANTITY	SIZE
1. 1" - 2" CALIBER	100	1" - 2"
2. 2" - 4" CALIBER	50	2" - 4"
3. 4" - 6" CALIBER	20	4" - 6"
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4. 6" - 8" CALIBER	10	6" - 8"
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